

KILLEEN HISTORIC RESOURCES SURVEY

KILLEEN, BELL COUNTY, TEXAS



**PRESERVATION CENTRAL, INC. FOR
THE CITY OF KILLEEN**

March 2008

KILLEEN HISTORIC RESOURCES SURVEY

KILLEEN, BELL COUNTY, TEXAS

TABLE OF CONTENTS

Introduction and Scope of Work.....	1
Survey Area.....	3
Methodology.....	5
Survey Methodology.....	5
Research Methodology.....	7
Historic Context.....	8
Summary.....	8
Geographic Setting and Pre-History.....	10
Bell County: Early Settlement and Development.....	10
Post-Civil War and the Cattle/Cotton Era.....	13
Killeen.....	14
Fort Hood.....	20
Conclusion.....	24
Survey Results.....	25
Commercial Resources.....	28
Domestic Resources.....	29
Education.....	29
Government.....	29
Industrial.....	30
Landscape.....	30
Recreational.....	30
Religious.....	30
Transportaion.....	31
Funerary.....	31
Recommendations.....	32
Bibliography.....	36
Survey Map.....	37
Survey Area and Outlying Resource Map.....	38

INTRODUCTION AND SCOPE OF WORK

In September 2007, the City of Killeen retained the services of Preservation Central, Inc., an Austin-based historic preservation consulting firm, to conduct a survey of historic resources in central Killeen, specifically the Historic Downtown commercial district. The goal of the project was to identify and document historic resources (buildings, structures, sites, and objects), and assess their relative integrity within the project area boundaries. Furthermore, the consultants were to determine, from the results of the survey, whether the potential for a historic district exists.

The project followed the completion of HyettPalma's report, *A Downtown Action Agenda* (2007), which was designed to help local officials "reverse their downtown's cycle of decline." One of the consultants' key recommendations for achieving this goal was to establish a downtown historic district. In such a district, older buildings would be "saved, restored and put to new uses" and the original storefronts retained. To achieve this objective, the city contracted for preservation services to identify and minimally document its historic properties.

Growth in the city of Killeen occurred in two distinct phases, each spurred by different events and each resulting in different building types. The history of early Killeen dates to the arrival of the railroad in 1882, when the town became a shipping hub for agricultural goods produced on local farms. A number of resources dating to this era are found downtown, clustered for the most part on East Avenue D. The town grew slowly and steadily until 1942, when Camp Hood (later Fort Hood) was constructed in and around Killeen, turning it into a military boomtown virtually overnight. The tremendous influx of construction workers, soldiers, and their families greatly increased the need for housing, goods, and services. The resulting construction of new infrastructure and many new buildings quickly changed the face of Killeen. Throughout the remainder of the 20th century, growth and change in Killeen mirrored the activity of the military base; for instance, the city experienced a boom when Camp Hood was recommissioned as Fort Hood in 1950, and grew again during the time of increased military presence during the Vietnam War. While a small core of pre-World War II

commercial buildings survive downtown, the majority of buildings in Historic Downtown Killeen were built after 1942.

The scope of this project was to survey all resources in Killeen's historic core, a 12+ block area referred to as "Historic Downtown." After a reconnaissance survey, Preservation Central defined a survey boundary that included most of this 12+ block area plus several additional block faces and discontinuous resources. The survey area is bound by Santa Fe Plaza Drive on the south, North 10th Street on the east, North 2nd Street on the west, and East Avenue B on the north. In order to include the highest number of historic-age resources, properties on both sides of East Avenue B were surveyed, while only the interior sides of the remaining three boundary streets were surveyed. This swath of town represent Killeen's social, economic, and architectural context throughout the historic period ending ca. 1960. In addition to all resources within this boundary, a select number of notable historic resources located outside the boundary were surveyed.

The Killeen Historic Resources Survey identified a total of 132 resources. For the purposes of this survey, historic resources were defined as those built during or prior to 1960. Of the total resources surveyed, a large majority of 117 (89%) date to the historic period ending in 1960. Of the total number of resources surveyed, 18 (14%) were found to be high priority, 56 (42%) were determined medium priority, and 58 (44%) were low priority. One potential historic district was identified—an area that encompasses both the city's late 19th/early 20th century resources and its most significant mid-20th century resources. This potential historic district encompasses portions of Avenues B, C, and D, Santa Fe Plaza Drive, 8th, Gray, and 4th Streets. It may be eligible for National Register listing and/or local historic district status. Preservation Central recommends the city should consider establishing a conservation or historic district with design guidelines to protect and preserve the character of Killeen's historic resources, most of which possess good integrity. Seven resources were identified as being potentially individually eligible for listing in the National Register of Historic Places. Detailed survey findings follow later in this report.

The purpose of the Killeen Historic Resources Survey is to assist the city of Killeen in planning for the preservation of its cultural resources and heritage. Results of the survey may be used to establish local landmarks and historic districts governed by city ordinance and design review, and to nominate resources for listing in the National Register of Historic Places. This report details the survey area, field and research methodology, historic context for the city of Killeen, survey results, and recommendations for preservation planning. This document is not intended to be a comprehensive history of Killeen, but rather to provide a context for understanding its growth and development and the role of its historic resources. Additional work products include an inventory of properties; a survey map (plotted by Preservation Central and designed by the City of Killeen); contact sheets for black-and-white photography; and a CD containing digital files of color photographs, the survey report, and survey database. The inventory of properties includes comprehensive documentation for all resources, including the following information: address, approximate age, property type and use, number of stories, condition, stylistic influences (if any), noteworthy features (if any), construction materials, date of alteration (if determined), and preservation priority.

SURVEY AREA

Killeen is located in western Bell County, Texas, approximately forty miles north of Austin, and about 20 miles west of Belton along US Highway 190. The largest city in Bell County, Killeen has a land area of 35 square miles and a population of over 100,000. Killeen is bordered on its north and west by Fort Hood, the largest military post in the United States. The town of Harker Heights abuts Killeen on the east. Downtown Killeen is roughly bounded by Rancier Avenue, the Hwy 190 Business Loop (Veteran's Memorial Blvd.), 10th Street, and Root Street, as per the HyettPalma, Inc. boundary defined in 2007. The downtown area is located in the north-central portion of the city, just south of Fort Hood.

Downtown Killeen has streets laid on a grid, with minimal irregularity. On its north and south are Rancier Avenue and Business Loop 190 (Veteran's Memorial Blvd.), both of which are major east-west arteries lined with auto-oriented businesses. In the

lower third of the downtown area is the Atcheson, Topeka, and Santa Fe Railroad line, which follows Avenue E, known as Santa Fe Plaza Drive in the blocks adjacent to the historic railroad depot. North 8th Street is a major north-south artery in the downtown area. Offices, institutional buildings, and housing are located in the areas north of Avenue B and west of 2nd Street, between the Rancier and Loop 190 corridors.

Killeen's Historic Downtown, as defined by the 2007 HyettPalma report, is slightly over 12 blocks in size and is bordered by the railroad line on the south, Avenue B on the north, 2nd Street on the west, and the centerline of the block between 10th and 12th Streets on the east. The historic downtown contains a higher density grouping of buildings than found elsewhere in downtown Killeen. The vast majority of the resources in Historic Downtown date from the late 19th century to approximately 1965. Most are one- and two-story commercial buildings. Also present in the historic downtown are a small number of surface parking lots, vacant lots, and late 20th century buildings. The Historic Downtown is a pedestrian-friendly area with short blocks, streetlights, and sidewalks, some of which are elevated.

Preservation Central defined a survey boundary that included most of this 12+ block area plus several additional block faces and discontinuous resources. In order to include the highest number of historic resources, the Killeen Historic Resources Survey did not include the east side of 10th Street, but did include the north side of Avenue B. The survey area is bound by Santa Fe Plaza Drive on the south, North 10th Street on the east, North 2nd Street on the west, and East Avenue B on the north. This swath of town is representative of Killeen's social, economic, and architectural context throughout the historic period ending ca. 1960. In addition to all resources within this boundary, a select number of notable historic resources located outside the boundary were surveyed, specifically: buildings at 503 N. 8th Street, 603 N. 8th Street, 509 N. 4th Street, and 517 N. Gray Street, a tank farm on the 200 block of N. 2nd Street, the city well and fire station at 114 W. Avenue D, the Bethel Primitive Baptist Church at 400 S. Gray Street, the Killeen Cemetery on Rancier Avenue, the Oveta Culp Hobby House at 515 E. Young, the First United Methodist Church complex on the 500 block of N. Gray Street, the First Baptist Church complex on the 800 block of 2nd Street, and the Avenue D School/City Hall building at 101 N. College Avenue.

METHODOLOGY

Survey Methodology

In September 2007, the City of Killeen retained the services of Preservation Central, Inc., a historic preservation consulting firm based in Austin, Texas, to conduct a survey of historic resources in central Killeen, specifically the Historic Downtown commercial district. The survey area boundaries were based on a recommendation by the City of Killeen, and altered slightly after a windshield survey conducted by Principal Investigator Terri Myers on August 29, 2007. The boundaries, which are very close to the boundaries proposed by the City, were chosen to encompass contiguous areas with highest concentrations of intact or relatively unaltered historic resources. Specifically, Preservation Central defined the survey area as the rectangle between Avenue B and Santa Fe Plaza Drive between 2nd and 10th Streets.

Principal Investigator Terri Myers and architectural historian Kristen Brown of Preservation Central subsequently conducted an intensive-level survey of the project area. Ms. Myers and Ms. Brown surveyed the area by foot over three days between October 29th, and November 2nd, 2007. The surveyors systematically canvassed the project area and denoted the salient characteristics of each historic and non-historic resource within its boundary. Along three sides of the project area—10th Street, 2nd Street, and Santa Fe Plaza Drive—only the interior side of the street was documented. Avenue B, at the northern edge of the survey area, had both of its sides documented. In a few instances, notable resources located outside the survey area were documented. Resources documented include buildings, structures, sites, and objects. Small outbuildings were generally not documented. Resources wherein multiple individual items make up a larger, cohesive grouping were generally counted as one resource (ie: the lampposts along Avenue D were counted as one resource). If a resource grouping contains more than one notable or significant component parts, each part was given a unique ID number and contributing status based on the ID number of the entire resource (ie: the tank farm on the 200 block of 2nd Street contains multiple buildings and

structures, two of which are significant enough to warrant separate listing—39A, the office, and 39B, the main storage tank). Archeological sites were beyond the scope of this project.

The team used a city planning map to plot survey area boundaries and resources. A field identification number was assigned to each resource and noted on the planning map. For every built resource in the project area, the surveyor noted the address; approximate date of construction and any major alterations; resource and property type; historic and current use; plan type or roof form; number of stories; exterior materials; architectural style or stylistic influence; and condition. Additions or alterations to the original building were described where pertinent.

The surveyors then assigned each resource a preservation priority of high, medium, or low. All high and medium priority resources are considered contributing resources. All low priority resources are non-contributing. A baseline priority of medium was assigned to all properties constructed during the historic period (pre-1960). If alterations or additions to the historic building have compromised its integrity such that it no longer conveys its historic character, the building was assigned a low priority. Buildings constructed after 1960 are automatically assigned low preservation priority unless they have architectural features of note and may need to be considered for preservation in the future. If buildings retain an exceptional degree of integrity and/or are especially illustrative examples of an architectural style or construction method, they were assigned a high priority. All medium and high priority resources were photographed using both 35mm black-and-white film and color digital media.

Data obtained during the intensive-level survey was compiled into an inventory in a Microsoft Access database, used as the basis for survey maps to be generated by Beverly Zendt, Downtown Project Manager. All survey materials, including an inventory, report, database, black-and-white contact sheets, and digital photographs, are submitted along with the final survey report. The survey, report, and all work products are consistent with directives provided by the Texas Historical Commission and the *Secretary of the Interior's Standards and Guidelines for Identification and Evaluation*.

Research Methodology

Research efforts for the Killeen Historic Resources Survey focused on secondary sources in order to provide a general context for the growth and development of the community. The report is not intended to be a comprehensive history of Killeen. Numerous books were consulted for information on the history of Killeen and Bell County. A past survey report by Preservation Central for the City of Belton also provided context for the area. The consultants also reviewed related material in the Handbook of Texas Online (<http://www.tsha.utexas.edu/handbook/online/>), maintained by the Texas State Historical Association. To date resources, the consultants obtained historic Sanborn maps, and relied on their knowledge of historic building styles.

HISTORIC CONTEXT

Summary

Killeen has two histories. From its creation with the westward extension of the Santa Fe Railroad in 1882, to the opening of Camp Hood in 1942, the city of Killeen served as an agricultural hub for shipping products from the surrounding farms and ranches. At the outbreak of World War II, when the U.S. Government bought more than 300 area farms and ranches to build an immense military base, the city's economic base completely vanished. Cotton gins and farm equipment stores disappeared from the industrial zones and commercial streets. In their place, came service-oriented businesses that catered to servicemen and their families.

Killeen's early history reads like that of many other small towns created by railroads to sell town lots. It served nearby ranchers and farmers who came into town to buy supplies, tools and farm equipment, select produce at the farmer's market, and possibly get a haircut. Their wives ordered patterns, cloth, and shoes from mail order catalogs at dry goods stores. Farmers and ranchers brought the products of their labor – whether cotton, wool, or livestock – to be processed at gins and warehouses and sent for shipment to outside markets at the railroad sidings. When work was done, and if times were good, the family might get a drink at a soda fountain or a meal at one of the town's cafés. Single men, or husbands on their own, likely finished their day in town at one of several saloons.

As early as 1939, however, the U.S. Government had identified the Killeen area as a likely candidate to build a large army training camp in preparation for World War II. Beginning in 1942, scores of government land buyers scoured the country around Killeen, identifying and assessing land to be taken for the creation of Camp Hood. Hundreds of families were displaced as the army prepared the land for troop occupation and training exercises. Eventually Camp Hood – later Fort Hood – became one of the largest training bases in the country.

Killeen's historic resources graphically reflect the city's two histories. Late 19th century brick and stone storefronts line Avenue D and Gray (formerly Sixth) streets, the traditional commercial district. Historic period buildings on the street generally have one or two stories, flat or flat-with-parapet roofs, equally spaced segmental arched windows,

and a full façade awning. Most are simple one or two-part commercial buildings with little stylistic references but a few display Romanesque Revival features such as round-arched openings. These early buildings date from about 1895 to ca. 1920, a time when Killeen enjoyed its role as a regional agricultural hub. Sanborn fire insurance maps show that numerous frame houses were scattered throughout the central business district during the pre-war era.

Beginning in the early 1950s, when Fort Hood was given permanent status, thousands of military families moved to Killeen, precipitating a need for new commercial buildings, schools, and hospitals and other services. Buildings in the central business district during the 1950s and early 1960s exhibit traits associated with Modern architecture such as asymmetrical massing, projecting awnings supported by round metal poles (lally poles), walls of open pattern concrete blocks, and canted entryways. This Modern design aesthetic is found throughout the downtown area, in banks, appliance sales buildings, doctors' offices, and the police department. Many of these newer buildings replaced houses in the central business district so that today only one or two examples of domestic architecture is found in the downtown district.



Ca. 1900 building at 205 Avenue D



1899 building at 202-206 Gray St.



1953 building at 425 N. 8th Street

Geographic setting and Pre-history

Bell County covers an area of approximately 1,055 square miles and is divided by the Balcones Escarpment, which runs from the southeast to the northwest of the county. The city of Killeen is situated in western Bell County in the Grand Prairie region west of the Balcones Escarpment. The land surrounding Killeen is characterized by undulating to rolling uplands which can be deeply cut by stream valleys with stony slopes and steep bluffs. Soils in the western part of the county are light to dark and loamy and clayey, with limy subsoils that encourage ranching. Vegetation west of the escarpment is characterized by tall grasses and oak, juniper, pine, and mesquite trees. (Connor and Odintz 1996 www.tsha.utexas.edu/handbook/online/articles/BB/hcb6.html).

Archaeological evidence reveals humans inhabited the area in present Bell County as early as 6000 BC. Indications of Archaic and Paleo-Indian Period peoples have also been noted at nearby Stillhouse Reservoir. By the time the first Europeans ventured into present Bell County, they encountered the Tonkawas, the first known historic period occupants of the region. The Tonkawas were a flint-working, hunter-gatherer people who followed buffalo herds. Other nomadic groups including Lipan Apaches, Wacos, Anaderkoes, Kiowas, and Comanches also passed through and inhabited the region into the mid-19th century. By the 1840s, however, most of the native tribes, including the Tonkawas and Lipan Apaches, had been decimated by European-borne disease or driven out of the country¹ (Long 1990).

Bell County: Early Settlement and Development

Spanish explorers were the first Europeans to traverse central Texas in the 18th century but they left no evidence of any permanent habitation in present Bell County. In fact, nearly 100 years passed before the earliest English-speaking inhabitants built tentative settlements along the Little River in the southeastern part of the county in the mid-1830s. Fear of Mexican invasion during the Texas War for Independence, combined with the notorious Fort Parker massacre in 1836, led to the abandonment of the fledgling communities. Nearly a decade passed before settlers returned to the area; Mexico's

¹ Small bands of Comanches continued to raid in the area until 1870.

retreat from Texas and peace treaties with Indian tribes provided some level of assurance that their efforts were not in vain (Myers and Butman 2005: 8).

By the late 1840s, Texas had become part of the United States and English-speaking pioneers trickled back into the area of present Bell County. By 1850, the population warranted the establishment of a new county.² The census that year showed that Bell County had a population of approximately 600 white settlers and 60 black slaves and on January 22, 1850, the Texas legislature created Bell County. In April that year, the county was organized and the tiny settlement of Nolan Springs was selected to serve as the county seat. Matilde F. Connell and her third husband Thomas J. Allen, ceded 120 acres out of the Matilde F. Connell League to the county on condition that Nolan Springs be named the permanent county seat. The newly formed county commissioners court accepted the grant and renamed the settlement Nolanville³ In October 1850, the Nolanville post office was established (Long 1990). Within a few years, however, the name changed to Belton and the town has remained the county seat ever since.

On the eve of the Civil War, Bell County remained a largely rural, almost frontier, region of Texas. In 1860, the county had grown to a population of 3,794 white residents and approximately 1,000 black slaves. Belton, with a population of about 300, was the largest town – a testament to county’s overwhelmingly rural character. Bell County farmers still engaged primarily in subsistence level agriculture with the principal crops being corn and wheat. They produced a smaller amount of cotton. In large part, Bell County’s economy depended more on cattle and sheep ranching than on crop farming in both the antebellum and immediate postwar eras (Long 1990).

According to the 1860 census, most of Bell County’s settlers hailed from the southern United States or from older, established counties in East or Coastal Texas. They likely shared many of the southern values and traditions. In 1860, however, few Bell County farms could be considered plantations comparable to those in the Old South. Two-thirds of Bell County’s farmers owned fewer than eight slaves and only four landowners owned more than 20 bondsmen (U.S. Census Bureau, slave schedules, 1860).

² Bell County was carved out of Milam County, formerly part of Robertson’s Colony.

³ It is also seen in maps and documents as Nolandville or Nolansville.

Despite a rather lackluster enthusiasm for the brewing war between North and South – indeed, there was strong support for the Union among many of the county’s citizens – most residents voted to support secession. In 1859, the county voted overwhelmingly for Sam Houston, himself a loyal Unionist. However, two years later, in 1861, the same constituency voted 495 to 198 for secession (Long 1990). A band of disillusioned Union sympathizers formed a new settlement, dubbed “Camp Safety” by other county residents, in the northern part of the county. They did not openly oppose their Confederate neighbors but they did not want to associate themselves with the war effort (Atkinson 1970: 65-73). Bell County contributed its share of soldiers for the Confederacy and local industries helped fuel its war machine. Local industries established to support the Confederacy included a complex of stock pens and slaughterhouses to process dried beef for the troops.

Although the war itself did little physical damage in Texas, much less Bell County, its aftermath took a toll. Belton, like many Texas towns in the post-Civil War era, experienced a period of lawlessness requiring Federal troops to keep the peace. In 1866, a Belton mob lynched several pro-Union sympathizers suspected for a series of political murders, and by the late 1860s a “white man’s party” similar to the Ku Klux Klan had established a presence in the town. Because few African Americans or Unionists remained in Bell County after the war, conservative Democrats regained political power once military rule ended. Vigilante violence continued to erupt well into the 1870s, however. In 1874, Bell County men, taking the law into their own hands, broke into the Belton jail and killed nine prisoners without benefit of trial (Long 1990).

Despite the violence and a period of economic stagnation experienced throughout the South after the war, the county slowly rebounded during the Reconstruction period center, largely due to the growing importance of cattle and sheep production for Northern markets. It was during this period that numerous small agricultural hubs like Sugar Loaf and Palo Alto, to the west of Belton, emerged throughout the county to serve growing numbers of farms and ranches in the county.

Post-Civil War and the Cattle/Cotton era

Just as the county's economy was beginning to rebound from the war and its aftermath, it suffered a brief depression. Farm values in 1870 were only half of their 1860 worth (U.S. Census Bureau, 1860-1870). However, between the late 1860s and 1880s, Bell County gradually shifted from subsistence farming – growing corn, wheat, and little cotton – to large-scale cattle and sheep ranching. Numerous cattle drives originated in or passed through the area since one of the main feeder routes of the famed Chisholm Trail ran along the eastern edge of Belton toward Waco, to the north. Local stock raising efforts were concentrated in the Blackland prairie region in the eastern portion of the county, while the rocky hill country to the west remained largely undeveloped until the turn of the 20th century (Tyler 1936: 167-169).

While cattle and sheep ranching were major industries in the area immediately after the Civil War, cotton soon emerged as the dominant cash crop in the eastern, Blackland prairie portion of Bell County. The U.S. agricultural census records the dramatic rise of cotton production from 1880 to 1890; in 1880, county farmers



Bumper Cotton Crop, ca. 1905 (Bowmer, 1976)

produced 9,217 bales of cotton but within a decade they tripled that number to 37,473 bales. Cotton quickly became the dominant crop in Bell County-- far surpassing corn and wheat -- and by 1910, more than half the county's farm land was devoted to cotton (U.S. Agricultural Census, 1880-1910).

In the early 1880s, the Gulf, Colorado Santa Fe railroad arrived in Belton, sealing its hegemony as a transport center for cotton and other area farm and ranch products. In 1882, however, the same railroad extended a line west to the area near the small communities of Sugar Loaf and Palo Alto. The town platted by the railroad company was called Killeen, after an officer in the railroad company, and it quickly rose in prominence as a western substation for shipping wool and livestock to market.

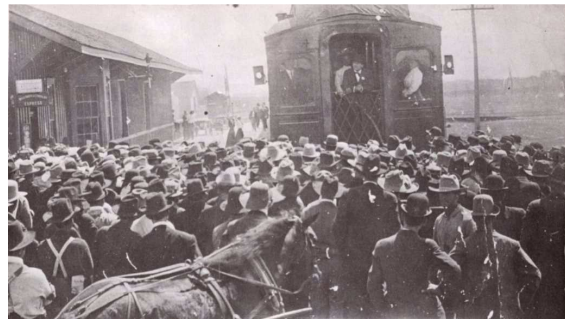
Killeen

The city of Killeen lies in western Bell County about 40 miles north/northwest of Austin. It is largely accessed by U.S. Highway 190 which heads west from IH-35 and Belton, the Bell County seat. Throughout most of the 19th century, only a few scattered farming communities existed in western Bell County. In 1881, however, the Gulf, Colorado and Santa Fe Railway made plans to extend its tracks through the area and, anticipating instant growth, bought 360 acres of prairie land on the railroad line. Seventy blocks were set aside for a new town named for Frank P. Killeen, the railroad's assistant general manager (Leffler, <http://www.tshaonline.org/handbook/online/articles/KK/hdk1.htm>).

The only thing that existed at the site was a small general store operated by a Mr. Ladwig. Two small communities named Palo Alto and Sugar Loaf were just far enough away that they would not reap the benefit of railroad access. In both cases, the populace picked up and moved to the new townsite, promoted as a rising star by the railroad company (Bowmer 1976: 195). The tactic worked; when the first train passed through the



Early view of downtown Killeen (Bowmer, 1976)



William Jennings Bryan's Killeen campaign stop
(Bowmer, 1976)



1913 Santa Fe Depot

newly platted town, about 40 people called themselves residents of Killeen (Leffler, <http://www.tshaonline.org/handbook/online/articles/KK/hdk1.htm>).

Access to rail lines for supplies but especially for shipping farm products to market, was a significant boon to small, rural towns in the era before good roads and motorized vehicles. By the end of Killeen's first year in existence, the ambitious settlers built a railroad depot, several stores, a school, and a saloon.



Sheeps wool, a farm product (Bowmer, 1976)

Killeen's first businesses were all frame buildings that faced the railroad; they included the Blue Front Saloon, Spencer Brothers General Store, Shaw Drug Store, and French Drug Store. Some businesses combined like interests: for example, Cole's Furniture Store also sold caskets and Will and Sam Rancier's Jeweler's Bank was primarily a jewelry and hardware store but practiced banking on the side. Killeen's businesses reflected its role as the new agricultural center; early businesses included the Grange Co-op, five gins, the Killeen Roller Mill, Firm Duncan Wool and Cotton. and Wendland Grain. Numerous dry goods and department stores, blacksmiths and building supply companies also served the needs of farmers and ranchers (Bowmer 1976: 176).

The railroad drew residents from other communities that were not so lucky as to have their own railroad depot, and from throughout the country where the railroad company heavily promoted the new town and its opportunities. Within two years of its creation, Killeen boasted 350 residents, five general stores, two gristmills, two cotton gins, two saloons, a lumberyard, a blacksmith shop, and a hotel, the "California" (Bowmer 1976:

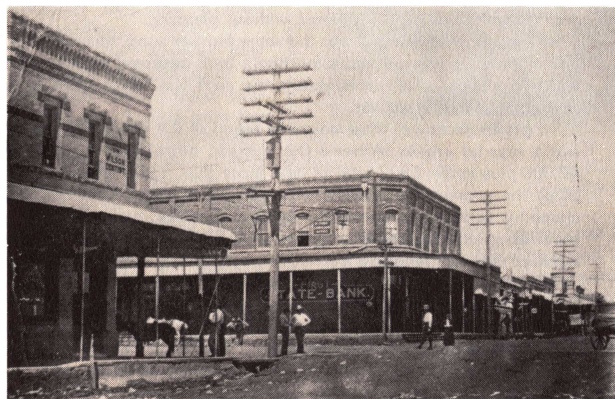


The California Hotel was located on Avenue D
(Bowmer, 1976)

195). Almost overnight the new town had become an important agricultural hub for local cotton, wood and grain (Leffler, <http://tshaonline.org/handbook/online/articles/KK/hdk1.htm>).

From 1884 to 1900, the town more than doubled in population, rising to about 780 residents at the turn of the 20th century. Most businesses served the surrounding agricultural community either directly or indirectly. By 1900, Killeen supported six general stores, three cotton gins, three blacksmiths, two hardware stores, and a jeweler. The First National Bank of Killeen incorporated in 1901; Will Rancier, who became one of Killeen's most prominent businessmen with several downtown buildings, acquired the bank in 1904. Telephone service was extended to the town by 1900, with the electric light network and power plant fast behind in 1904 and 1905. When town boosters convinced the Texas legislature to build a series of bridges over local streams, Killeen's trading area doubled. An enlarged trade zone continued to propel Killeen's economy and by 1914, the year the city installed a public water system, the city's population reached about 1,300 (Leffler, <http://www.tshaonline.org/handbook/online/articles/KK/hdk1.htm>).

By the late 19th and early 20th centuries, brick and stone business buildings appeared on Avenue D, immediately north of the railroad tracks where the original frame storefronts were built. Masonry buildings reflected the business community's trust in the town's future. Avenue D and intersecting Gray Street (then Sixth) quickly supplanted the railroad district as the city's premier commercial zone. Most of Killeen's commercial buildings constructed during this period are brick but one or two are built of native limestone. Virtually



Early photo of the west side of 6th Street (now Gray St.)
(Bowmer, 1976)



200 E. Avenue D

all are 1- or 2-story, rectangular plan buildings that encompass the entire width of the long, narrow lots of the central business district. Making the most of their narrow lot size, they share party walls with neighboring buildings. The buildings vary in their lot depth, however, and some occupy two or three lots with separate storefronts within one façade.

Stylistically, the commercial buildings of this era reflect an eclectic thought modest combination of typical late 19th century styles. They typically display strong vertical orientation and tall narrow windows with flat or segmental arched tops. A few of the city's commercial buildings – particularly those rendered in limestone – feature the round-arched windows associated with the Romanesque mode but some feature modest Italianate characteristics. A number of surviving storefronts on Avenue D and Gray streets retain inset entries and cast iron pilasters. In general, upper stories feature more prominent stylistic detailing and ornamentation, with features such as arched windows and corbelled brick. Examples of this period of commercial development include the 2-story building at 222 Avenue D and the 1-story building at 207 Avenue D.



224 E. Avenue D (appears on right hand side of historic photo on previous page)



222 Avenue D



207 Avenue D

Most of Killeen's industrial buildings were concentrated along the railroad tracks for ease of shipping. A number of cotton gins, grain warehouses, and flour roller mills operated in the city throughout its history as an agricultural hub and shipping point. Most of the structures used in these processes reflect their utilitarian nature, without recognizable stylistic features like those found in commercial, institutional or residential buildings. Most are of stone and brick construction, with sheet metal cladding also being common. Typically, they feature oversized portals, raised loading docks, large elevators or conveyor belts, and flat roofs, all features designed to move and process large quantities of materials. Few of these industrial resources survive in Killeen today (Myers and Butman).



Tank farm at 20 block N. 2nd St

Early houses displayed typical 19th century residential forms popular throughout the country, with center passage or L-plan layouts, intersecting gabled roofs, and Victorian ornamentation such as spindle work and turned wood porch posts. A number of large Modified L-plan houses which featured massive hipped roofs with intersecting gabled wings appeared in residential sections of the town. Virtually all late 19th and early 20th century homes featured prominent porches, some wrapping around two facades of a building. By the first decade of the 20th century, Classical Revival bungalows with overarching hipped or pyramidal roofs and hipped dormers appeared in the city. They generally employed integral porches supported by square or round Doric order columns (Bowmer 1976: 200-201).



Oveta Culp Hobby House, ca. 1890

Early church and school buildings were virtually all small, frame affairs. In 1909, the following congregations were represented in Killeen: Baptist, Methodist, Church of Christ, Primitive Baptist, and German Methodist. All were frame buildings and all but the Primitive Baptist Church featured a front centered or front side bell tower. Most churches. By 1925, Killeen could boast several substantial institutions, among the surviving buildings are the 1923 Killeen High School, known for some time as Avenue D Elementary and the 1912 Methodist Church on Gray Street. Both buildings are architect-designed and feature high style features.



1923 Avenue D School



1912 First United Methodist Church

Despite its position as an agricultural center in western Bell County, Killeen's success was relative and it remained a small town serving a largely rural community during the first third of the 20th century. In fact, its population remained the same in 1925 as it had been at the turn of the century. The Great Depression affected area farmers and the businessmen who relied on them but Franklin Roosevelt's New Deal also brought public works projects. Unemployed men were put to work paving streets, installing new water and sewer lines, and widening some local bridges. New Deal funds also built U.S. Highway 190, connecting Killeen to outside markets by road. The Great Depression notwithstanding, Killeen's population had risen to about 1,200 in 1940 (Bowmer 1976: 204) and its business community had grown significantly in the 1930s with the number of businesses rising from 55 in 1931 to 71 by 1940 (Leffler, <http://www.tshaonline.org/handbook/>)

online/articles/KK/hdk1.htm).

Among them was the TeXas Theater (Bowmer 1976, 206) and the Sadler Theater.

In spite of its modest growth in the 1930s, Killeen remained a semi-rural agricultural hub with a couple hundred frame houses, one school, and several churches by 1940. Downtown was comprised of a few blocks of business buildings catering to the small populace and surrounding farmers. On most days, only a handful of cars lined the streets. The exception was Saturday when the farmers and their families came to town; then, Avenue D overflowed with vehicles. Killeen offered a number of grocery and dry goods stores, several cafes, Sutton's Department Store, three drug stores, and two variety stores. A print shop connected to the town's bank, the *Killeen Herald*, two banks, several car dealerships, a lumber company, and three licensed embalmers also conducted business downtown. Outside the confines of the town limits, Killeen was surrounded by cotton and grain fields or grazing lands for cattle, goats and sheep (Bowmer 1976: 204-206).



1914 Texas Theater (Duncan 1984)



1940s Sadler Theater (Duncan 1984)

Fort Hood

No one could have predicted Killeen's phenomenal expansion in the 1940s with the commission of Camp Hood (later Fort Hood in the 1950s). The U.S. Government had been quietly acquiring agricultural tracts in Bell and Coryell counties and on January 14, 1942, it announced that a tank destroyer tactical and firing center would be established near Killeen. Although the first major unit, the 893d Tank Destroyer Battalion, arrived from Fort Meade on April 2, Camp Hood officially opened on September 18, 1942. The

camp was named for Gen. John Bell Hood (Briuer, <http://www.tshaonline.org/handbook/online/articles/FF/qbf25.htm>).

While the camp was undoubtedly essential to the war effort, its acquisition and displacement of hundreds of ranching and farming families had a devastating effect on the people and the economy of Killeen. According to many farmers and ranchers whose lands were confiscated for the camp, the government made “low-ball” offers that often didn’t pay out for many years. Families were shocked when they were told they had two weeks to pack up and move. Army trucks typically appeared at their doors and ordered families out of the house with only their personal belongings. Feed and livestock still in the barn were abandoned, furniture and farm equipment were left in place. Many had no place to go. In some cases, they moved into churches or moved houses into Killeen. In most cases they either weren’t allowed or had no means to move their own houses and they were torn down by soldiers or blown up by tanks in training exercises. A number of people, especially the elderly, reportedly committed suicide over the loss (Killeen-Project 1930s, Inc.).

At the same time so many families were losing their homes, an estimated 50,000 thousand construction workers and their families descended on the small city of Killeen where they found an desperate shortage of housing. Killeen residents did their best to accommodate the unprecedented influx of people; they rented their spare rooms, barns, and even, on occasion, hen houses (Bowmer 1976:208). Makeshift shelter included a hastily built tent city that housed 1,000 workers. At the same time, thousands of soldiers recruited for training arrived from all over the country. The influx of so many newcomers taxed the resources of Killeen’s households and businesses, but it was all for the war effort. (Leffler, <http://www.tshaonline.org/handbook/online/articles/KK/hdk1.htm>).

With the construction of Camp Hood, Killeen’s economic base immediately shifted from agriculture to military service-related businesses. The U.S. Government acquired about 300 farms and ranches for the construction of the base itself, thus putting agriculture-related businesses, like cotton gins and farm equipment merchants out of business forever. At the same time, the presence of thousands of military personnel

inspired new businesses. Regardless, from that time, Killeen's economy would be inextricably tied to the base and would prosper or suffer depending on the strength of the military force at any given time. At the end of World War II, for instance, Camp Hood was nearly abandoned, leaving Killeen's businesses at a loss. But when Fort Hood was commissioned as a permanent base in 1950, business rebounded. The city's population skyrocketed from about 1,300 in 1949 to over 7,000 in a single year. Between 1950 and 1951, on the heels of this population boom, more than 95 new commercial buildings were constructed in the city.

Most of the new commercial buildings adopted a Modern style whose design contrasted sharply with the town's earlier one- and two-part commercial buildings. Many of the new buildings featured irregular massing and streamlined styling that included projecting canopies supported by angled poles, off-center entrances, and abstract or "space-aged" signs and detailing.

The city's population continued to spiral upward; by 1954, Killeen claimed 21,076 and 275 businesses. The city responded with new schools, hospitals, streets, and additional water and sewer systems to keep up with demand. Then, as happens in many military towns, troop reductions precipitated another recession in the mid-1950s. The



ca. 1950 401 N. 8th Street



Ca. 1955 sign at 315 E. Avenue C



Ca. 1953 sign at 415-425 N. 8th Street

business economy did not rebound until 1959 when the First Armored Division reoccupied Fort Hood. Interestingly, Killeen maintained its population and businesses during that downturn; by 1960 the city had 23, 377 residents and 275 businesses (Leffler, <http://www.tshaonline.org/handbook/online/articles/ KK/hdk1.htm>). It had sufficient numbers of permanent residents to sustain itself without being entirely dependent on the base.

Killeen grew throughout the 1960s in response to troop buildup for the Vietnam War. Its growing and stable population warranted the construction of a new public library, city hall, police station and municipal airport, financed by a 1963 bond issue. Another bond



1965 police station

issue, in 1967, funded water, sewer, and street improvements, and provided for a Community Center. That year, the town received permission to build a junior college (Central Texas College), completed by 1970 (Bowmer 1976: 208). Throughout the 1970s, 1980s, and into the early 1990s, troop increases or cutbacks affected the town's economic status but it ceased to be solely reliant on Fort Hood for its vitality and economic well-being (Leffler, <http://www.tshaonline.org/handbook/online/articles/ KK/hdk1.htm>).

Nevertheless, Killeen is inexorably tied to Fort Hood and its fortunes. Killeen was a small, agrarian-based town in a largely rural and somewhat isolated part of central Texas before the advent of Camp Hood. With the creation of the base and the removal of area farms, Killeen's entire economic foundation forever changed. Killeen might have flourished into the 21st century but it is more likely that its role as a small agricultural hub would have rendered it a quiet, country by-way. The town's growth and development -- as of 2000, the population reached 86,911 with a larger metropolitan area -- is largely predicated on its proximity and service to Fort Hood.

Fort Hood's presence has had a positive impact on social and cultural standards in the city and surrounding area. In 1950, no African Americans lived in Killeen; Fort

Hood has been instrumental in bringing African American, Hispanic, Asian and other ethnic groups together in Killeen. Likewise, people from all over country and the world have contributed to Killeen's educational institutions, professional services including health care, and cultural offerings such as museums and artistic endeavors.

Conclusion

Killeen has grown to be the largest city in Bell County, surpassing the county seat of Belton and the railroad hub of Temple. Suburban subdivisions, strip shopping centers, and malls spread out in all directions from the traditional downtown node. They largely reflect the domestic styles dating from the 1970s to the present fast food restaurant and big box retail stores. In the downtown district, however, late 19th and early 20th century buildings reflect Killeen's distant past as the center of a farming and ranching region, while Modern architectural styles dating from the 1950s and early 1960s showcase the city's relationship with the postwar expansion of Fort Hood. Both architectural genres are significant for their association with two distinct periods of Killeen's historic growth and development.

SURVEY RESULTS

The Killeen Historic Resources survey encompassed a roughly 12-block area containing most of the area known as Historic Downtown. Specifically, Preservation Central surveyed an area bound by Santa Fe Plaza Drive on the south, North 10th Street on the east, North 2nd Street on the west, and the north block face of East Avenue B on the north. Several additional resources located outside this survey area were documented as well, specifically: buildings at 503 N. 8th Street, 603 N. 8th Street, 509 N. 4th Street, and 517 N. Gray Street, a tank farm on the 200 block of N. 2nd Street, the city well and fire station at 114 W. Avenue D, the Bethel Primitive Baptist Church at 400 S. Gray Street, the Killeen Cemetery on Rancier Avenue, the Oveta Culp Hobby House at 515 E. Young, the First United Methodist Church complex on the 500 block of N. Gray Street, the First Baptist Church complex on the 800 block of 2nd Street, and the Avenue D School/City Hall building at 101 N. College Avenue.

The survey documented a total of 132 resources, 117 (89%) of which were historic. Historic resources are defined as those 50 years old or older; for the purposes of this survey any resource built during or before 1960 was considered historic. Of the 15 non-historic resources, five were built in approximately 1965, and the remainder were built between approximately 1970 and 2007. The circa 1965 resources were very similar to the circa 1960 resources in size, style, and construction materials, and may be considered significant as well, as they pass into the historic period. This document can be used for future planning efforts. In general, nonhistoric resources are automatically considered low priority resources, as they are not of historic age and/or were built outside the period of significance. In Killeen, however, several notable exceptions exist, due to the fact that they possess outstanding or unique design and/or hold a prominent place downtown. Those buildings that have not yet reached historic age but will be considered significant (high or medium priority) once they reach 50 years of age, are: the circa 1965 office building at 101 Avenue B; the circa 1965 police station at 402 N 2nd Street; the 1976 chapel at 802 N 2nd Street, and the 1976 chapel on the 500 block of Gray Street.

The resources may be grouped into eras that represent various times of growth in Killeen. A total of 25 resources (19%) in the survey area were built between 1885 and

1915. Fourteen (11%) were built between 1916 and 1925, and five (4%) were constructed between 1926 and 1940. The majority of the resources in the survey area—73, or 55%—were built between 1941 and 1960, after the arrival of the military base.

Out of the total number of resources surveyed, high preservation priority was assigned to 18 properties, or 14% of the resources documented. These represent exceptionally intact examples of a significant architectural style or construction method, or resources known to have particular historical importance. Most resources classified as high priority are considered individually eligible for listing in the National Register of Historic Places. The high priority resources of Killeen include commercial, religious, educational, governmental, and transportation-related resources. All high-priority resources would be considered contributing features of any National Register historic districts or local historic or conservation districts defined within the survey area, and all would be eligible for local landmark status. Seven of the resources may be eligible for individual listing in the National Register. A list of the high priority resources follows later in this report.

Medium preservation priority was assigned to 56 resources, or 42% of the resources surveyed. These are good or typical examples of an architectural type or style that have suffered relatively few exterior alterations. They would be considered contributing features of any National Register historic districts or local historic or conservation districts created within the survey area. The remaining 58 resources, or 44% of the total surveyed, were assigned a low preservation priority. These resources are considered to lack integrity—because they are either not of historic age, have been so severely altered that they no longer convey a sense of their historic character, or are in exceptionally poor condition and beyond repair. All low priority resources would be considered noncontributing features of any National Register historic districts or local historic or conservation districts within the survey area.

The Killeen Historic Resources Survey documented all four categories of built resources: buildings, structures, objects, and sites. The great majority of resources documented were buildings, with 123 documented in the survey effort. Created principally to shelter human activity, the buildings of Killeen include houses, commercial

buildings, churches, schools, and other resources. Four sites—a building ruin on Avenue D, a pocket park on Avenue D, the Killen Cemetery, and the Military Plaza on 4th Street—were documented. Three structures, a storage tank at the tank farm, the city well, and the network of curbs found throughout downtown, were counted. Finally, two objects (or collections of objects) were counted—the planters on E. Avenue D near 10th Street, and the streetlights along the 200 block of Avenue D.

In terms of use, the vast majority of resources in the survey area are commercial in nature, with 106, or 80% of all resources, falling into this category. Killeen's commercial resources primarily include retail stores and office buildings, although a gas station, movie theatre, auto showroom and garage, department store, bus station, bank, and warehouse were also found. Seven (5%) of the resources surveyed are religious resources, including churches, chapels, and a church education building. The survey area includes only four domestic resources, the Oveta Culp Hobby House, a hotel, hotel annex, and a house now used as an office, which account for 3% of the total resources surveyed. Three government-related resources were found during the survey—the fire station, city well, and police station. The remainder of the resources in the survey area are: one education-related resource, two industrial resources, three landscape resources, two recreation-related resources, and three transportation resources.

The majority of resources in the survey area are in good or excellent condition. Fourteen, or 11% of the resources are considered in excellent condition. A total of 104 resources (79%) are in good condition. Eleven (8%) are in fair condition. None are in poor condition, but three (2%) are in ruinous condition, in that they have lost much of their fabric to demolition.

The Department of the Interior defines a number of function and use categories; these are listed in the National Register Bulletin “How to Complete the National Register Registration Form.” These were used to help categorize the resources of Killeen. The following types of resources were documented in the Killeen Historic Resources Survey:

Commercial Resources

The vast majority of the resources documented by the Killeen Historic Resources Survey are commercial in nature. Commercial resources as defined by the National Register bulletin vary greatly and include office buildings, retail stores, banks, union buildings, restaurants and bars, and warehouses. As the name suggests, Killeen’s downtown contains mostly commercial buildings. Of the 132 properties surveyed in this project, 106 (80%) were identified as commercial buildings. They range in date from 1885 to 2007, with: 19 dating from 1885-1915, the initial period of growth in Killeen; another 15 built between 1916 and 1940; and the remainder, a great majority of historic age buildings, dating from the outset of World War II in 1941 to 1960.

The commercial resources may be loosely grouped stylistically according to these time periods. After the arrival of the railroad, Killeen merchants sought to create new buildings with a sense of permanence and grandeur. Buildings from the early period, between 1885 and 1915, are of brick or stone construction, with architectural details such as round-arched window openings, corbelled brick cornices, and stringcourses. Both 1-part (one story commercial structure) and 2-part (commercial structure with retail on the ground floor and residences above) commercial buildings are found from this time period. Buildings from 1915 through 1940 are for the most part simpler versions of their predecessors, also with 1-part and 2-part organization, but with plain brick or stucco façades and modest decorations such as brick flat arches over windows. There are exceptions to this rule, such as the gas station on the 100 block of Avenue D, which has a simplified Art Moderne style. During the period of Killeen’s largest growth, 1941-1960, modern style and modern materials had taken hold, with buildings consciously diverging from traditional forms to celebrate modernity and look toward the future. These buildings place an emphasis on form and material, with style coming not from applied

decoration but rather from the building itself. Awnings, canted entries, lally poles, large windows, and signs became the decorative features.

Domestic Resources

Four domestic resources, including two single dwellings, were documented. Only one dwelling survives in downtown Killeen—a simple cross-gabled frame house, listed as a medium priority. The other dwelling documented is the large 2-story Oveta Culp Hobby House. It is located outside the survey area but is considered a high priority resource due to its association with prominent Texan Oveta Culp Hobby. The other domestic buildings are a small circa 1945 hotel and its annex building, both medium priority resources. The small number of domestic resources in the survey area is not surprising, given that downtown Killeen has historically been primarily commercial in nature.

Education

One building, the Avenue D School, was used historically as a school. Currently used as Killeen's City Hall, the school building is located a short distance from the survey area but was included in the survey due to its prominence and high degree of integrity. It is one of the two Recorded Texas Historic Landmarks in downtown Killeen and is considered a high priority resource.

Government

The subcategories for government resources vary widely and include things such as government offices, customs houses, post offices, capitol buildings, fire stations, courthouses, and public works. Three resources constructed for government use exist in the survey area: the fire station, police station, and city well. The police station has a high priority rating despite its circa 1965 construction date, due to its architectural design and integrity. The fire station and well, both located a short distance outside the survey area at 114 W. Avenue D, have medium priority ratings.

Industrial

There is one industrial site in the downtown survey area—the tank farm on the 200 block of N. 2nd Street. It has two medium-priority industrial resources, the cylindrical storage tank and the related tank farm office building.

Landscape

There are three landscape resources in the survey area. These include the 1993 Killeen Military Plaza, the circa 1985 lamp posts along Avenue D, and the circa 1960 planters at the corner of Avenue D and N. 10th Street. All are considered medium priority resources, despite their recent construction dates, due to their prominence.

Recreational

A nonhistoric pocket park nestled between buildings on the 200 block of E. Avenue D and the ruins of a movie theater are the two recreational resources found in the survey area. They are both low-priority resources.

Religious

Seven religious buildings exist in the survey area, and they are among Killeen's most significant buildings. Six of the religious resources were classified as high priority resources, which is one-third of the total number of high priority resources in the entire survey area. Several of the religious buildings in Killeen date to the mid 20th-century or later; these are considered significant on the merit of their architectural design.

The oldest church in the survey is the Bethel Primitive Baptist Church, a front-gabled frame church dating from approximately 1889. It is one of the two Recorded Texas Historic Landmark buildings in Killeen. Another significant historic church is the 1912 First United Methodist Church, a large brick Greek Revival building. There are two additional buildings at the First United Methodist complex—a medium-priority 1976 chapel and a high-priority 1960 church. The First Baptist Church complex features three buildings in the Modern style, all considered high priority resources: the 1949 education building, the 1955 sanctuary, and the 1976 chapel, which has particularly outstanding architectural design.

Transportation

Three transportation-related sources, the train depot, bus station, and citywide network of curbs, exist in the survey area. The Santa Fe Depot dates to 1913. Despite being moved from its original site, its high degree of architectural integrity and its strong sense of history qualify it for a high priority rating. The bus station's alterations qualify it for a low priority rating. The network of elevated curbs and curb stairs found in downtown Killeen is considered a Structure, and has a high priority rating due to its notable design, good integrity, and condition.

Funerary

One cemetery was documented, the Killeen Cemetery at 2800 E. Rancier Avenue. It has headstones dating to the late 1880s, and is still in use today. It is a high priority resource.

RECOMMENDATIONS

In order to foster Killeen's unique historic character, Preservation Central recommends that the City of Killeen enact a historic preservation ordinance with provisions for designating and protecting historically or architecturally significant landmarks and conservation districts. The Killeen Historic Resources Survey identified 18 high priority sites which are the best examples of their architectural type or style in the Killeen survey area. Of these, nine, such as the railroad depot on Santa Fe Plaza Drive and the commercial building at 224 E. Avenue D, may be eligible for listing in the National Register of Historic Places due to their local significance and architectural integrity. All high priority resources may be eligible for local landmark status.

The consultants found one potential historic district. In most historic districts, whether National Register or locally designated, at least 50% of the cultural resources need to be historic period properties that retain their original architectural characteristics to a good degree and are considered contributing. Killeen's potential historic district has the following boundary description:

Beginning at the corner of N. 8th Street and Santa Fe Plaza Drive, west along Santa Fe Plaza Drive to N. 4th Street, including the railroad depot on Santa Fe Plaza Drive. From the corner of Santa Fe Plaza drive and N. 4th Street, north along 4th Street to the alley between Avenue C and Avenue B. East along this alleyway to approximately mid-block, then north to the midway point of the block between N. Gray and N. 4th Streets, north of Avenue B, to northern edge of the bank at 507 N. Gray. From here, east along the midway point of the block to the midway point of the block between N. 10th and N. 8th Streets north of Avenue B, to include the 1912 Methodist church building and the auto showroom and garage at 502-510 N. 8th Street. From the rear of the auto showroom, south along the midway point of the block between Avenue C and Avenue B east of N. 8th Street, to E. Avenue C. From this point of Avenue C, west a half block to the corner of N. 8th Street and Avenue C, and then south to the point of beginning.

This proposed historic district encompasses a high number of historic age properties from both the early railroad era and the mid-century period of growth. There are 93 total resources within the proposed historic district. Of these, 48 (52%) are considered contributing, and 45 (48%) are considered non-contributing.

The City of Killeen can define one or more conservation districts that would protect the existing building stock – including historic properties – and maintain the local character in the future. Conservation districts generally adhere to compatibility standards that specify the size, scale, set back, materials and design of new construction including additions to existing properties. Application should be made for new construction and demolition within the conservation districts and applicants should be subject to design review prior to commencing with the project. The design guidelines for maintaining integrity of the district can be set by the city of Killeen.

Specifically, the Killeen should:

- **Enact a historic preservation ordinance that establishes a program for designating and protecting local landmarks and conservation districts.** A local ordinance provides the practical application necessary to protect and maintain significant features of the community, which may generate economic benefits through increased heritage tourism. Such an ordinance may convey property tax abatement or other incentives. It would also ensure preservation and maintenance of local landmarks. The City of Killeen should consult Texas Historical Commission staff in the Certified Local Government (CLG) division for guidance in drafting the ordinance.
- **Nominate eligible high-priority resources for listing in the National Register of Historic Places and/or as City of Killeen landmarks.** The Killeen Historic Resources Survey documented 18 high-priority buildings in the project area. Of these, none are currently listed in the National Register. High priority properties should be designated as local landmarks and nine of those may be eligible for listing in the National Register of Historic Places. National Register listing is primarily honorary and carries no restrictions against demolition or alteration

unless a federal undertaking is involved. However, National Register listing allows owners of income-producing properties to apply for federal tax credits for approved renovation. Furthermore, the presence of National Register properties in a community helps convey a sense of history and helps attract heritage tourism.

Properties identified in the survey as high priorities are listed below. All may be eligible for local landmark designation. Nine resources (those properties listed in **bold**) may be individually eligible for listing in the National Register (resource #117 is likely eligible for listing as one block-large building complex).

#116 – 603 N. 8th Street, circa 1960 bank

#35A – 500 block, N. Gray Street, 1912 church

#35B – 500 block, N. Gray Street, 1960 church

#93 – 101 N. College Avenue, 1923 Avenue D School (RTHL)

#14 – 402 N. 2nd Street, circa 1965 police station

#55A – 425 N. 8th Street, 1953 commercial building

#31 – 200 block Santa Fe Plaza Drive, 1913 Santa Fe depot

#47 – 321 N. Gray Street, circa 1900 commercial building

#117A – 802 N. 2nd Street, 1955 church

#117B – 802 N. 2nd Street, 1949 church educational building

#117C – 802 N. 2nd Street, 1976 chapel

#77 – 220 E. Avenue D, 1907 commercial building

#43 – 224 E. Avenue D, 1897 commercial building

#5 – 507 N. Gray Street, circa 1960 bank

#10 – (multiple streets throughout downtown), circa 1940 curbs

#118 – 400 S. Gray, c. 1890 Primitive Baptist church (RTHL)

#119 – 2800 E. Rancier, Killeen Cemetery

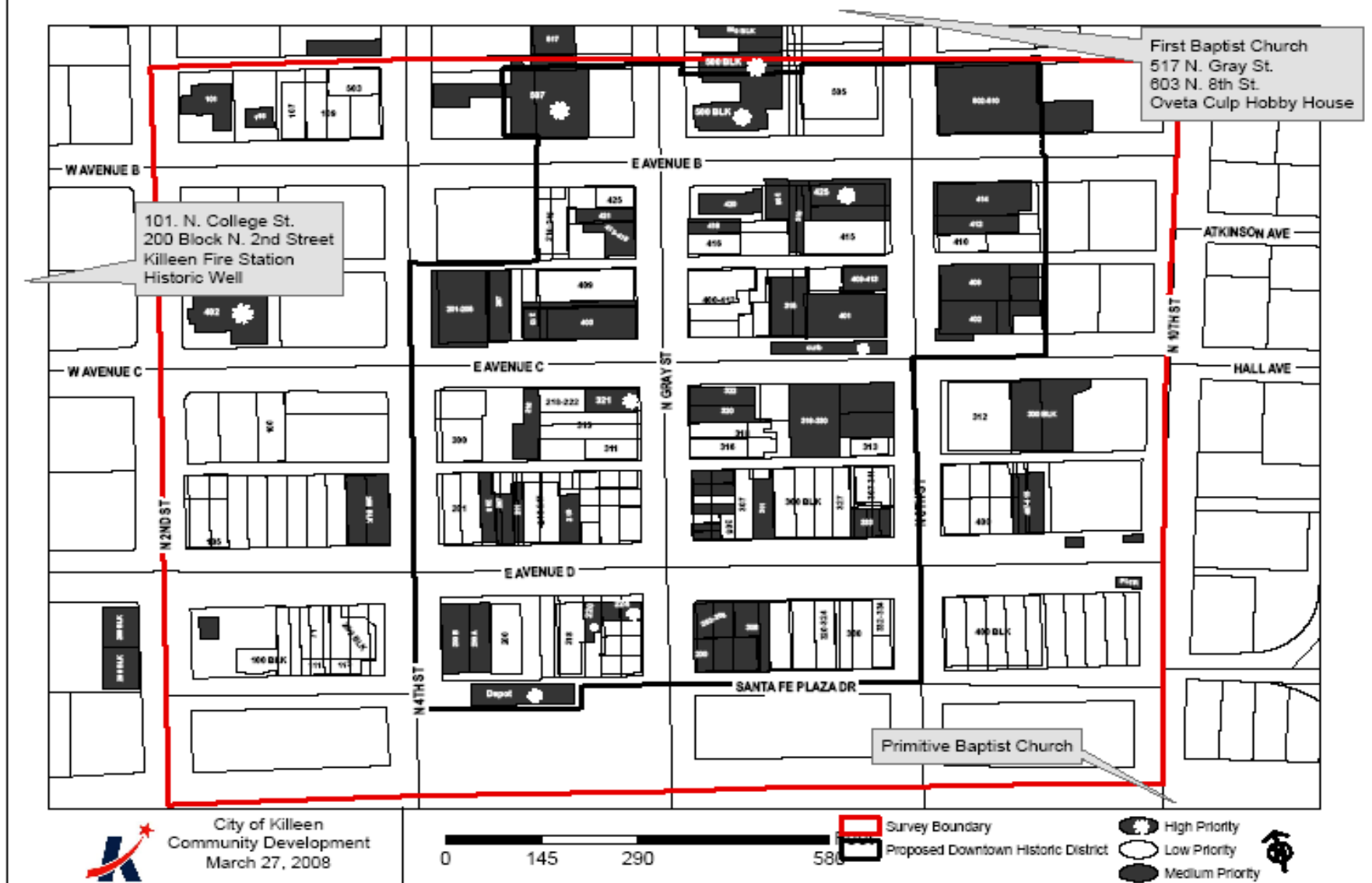
#120 – 315 E. Young, c. 1890 Oveta Culp Hobby House

- **Consider other resources in Killeen for designation as local landmarks.** Historic resources not documented in this survey may be eligible for local landmark designation. In addition, properties that possess extraordinary historic significance for the community but were not considered high priorities in this survey may also be eligible for local designation.
- **Conduct additional research on the surveyed neighborhoods for possible designation as local conservation districts.** Boundaries for the potential conservation districts should be drawn to define cohesive enclaves of historic with concentrations of high and medium priority resources, few modern intrusions, and logical physical boundaries.
- **Perform additional surveys to incorporate potential landmarks lying outside the present survey area boundaries.** Subsequent survey efforts should encompass particularly intact or historically significant areas as well as known historic properties outside the survey area.
- **Develop official design guidelines that Killeen can use to consistently regulate the type and nature of changes permitted for local landmarks and properties in conservation districts.** By encouraging sensitive alterations to historic buildings and architecturally compatible new construction, design guidelines provide a mechanism by which to maintain the historic character of Killeen's commercial and residential enclaves. Within potential conservation districts design guidelines should address signage, storefronts, awnings, alterations to historic buildings, and the reversal of inappropriate alterations. In residential areas, design guidelines should regulate exterior modifications, additions, and new construction within historic districts.
- **Hold town-hall meetings or workshops to educate historic building owners and realtors.** Topics should include the Federal Historic Rehabilitation Tax Credits available to income-producing properties eligible for the National Register or constructed before 1958. Design guidelines and conservation districts should be discussed to get citizen input on proposed restrictions.

BIBLIOGRAPHY

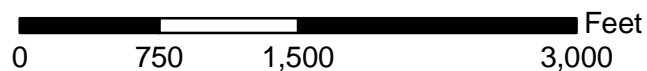
- Atkinson, Bertha. *The History of Bell County, Texas*. M.A. thesis, University of Texas at Austin, 1929. Belton, Texas: Bell County Historical Society, 1970.
- Bowmer, Martha. *Bell County Revisited*. Temple, Texas: Temple Jaycees, 1976.
- Briuer, Frederick L. "Fort Hood". <http://www.tshaonline.org/handbook/online/articles/FF/qbf25.htm> <accessed Jan. 2008>.
- Connor, Seymour V. and Mark Odintz. "Bell County". www.tsha.utexas.edu/handbook/online/articles/BB/hcb6.html <accessed Jan. 2008>.
- Duncan, Gra'Delle. *Killeen: Tale of Two Cities*. Austin, TX: Eakin Publications, 1984.
- Leffler, John. "Killeen, Texas". <http://www.tshaonline.org/handbook/online/articles/KK/hdk1.htm> <accessed Jan. 2008>.
- Long, Christopher. "Belton, Texas". <http://www.tshaonline.org/handbook/online/articles/BB/heb6.html> <accessed Jan. 2008>.
- Myers, Terri and Elizabeth Butman. Belton Historic Resources Survey. Preservation Central, Inc.: 2005.
- Tyler, George W. *History of Bell County*. San Antonio: The Naylor Company, 1936.
- Unforgettable Decade*. Austin, TX: Killeen-Project 1930s, Inc., 1993.
- U.S. Census Bureau, slave schedules, 1860
- U.S. Bureau of the Census. Washington, D.C.: Government Printing Office.
Population Schedules, 1860-1870
Slave Schedules, 1860
Agricultural Schedules, 1880-1910

2008 Historic Resources Survey





City of Killeen
Community Development
March 27, 2008



Proposed Downtown Historic District



High and Medium Properties



Low Priority

F